

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2016-0216.0A**ZAP DATE:** October 3, 2017**SUBDIVISION NAME:** Allen Terrace Subdivision**AREA:** 1.98**LOT(S):** 5**OWNER/APPLICANT:** (John Dan McMahan III and Artemis Land Partners)**AGENT:** (Rivera Engineering)**ADDRESS OF SUBDIVISION:** 1401 Allen Road**GRIDS:** MF22**COUNTY:** Travis**WATERSHED:** Eanes Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** Single Family**MUD:** N/A**NEIGHBORHOOD PLAN:** N/A**DISTRICT:** 8**PROPOSED LAND USE:** SF-2**ADMINISTRATIVE WAIVERS:**

**VARIANCES:** The applicant requests a variance from LDC Section 25-4-175(A)(2) in order to resubdivide lots utilizing a flag lot design. RECOMMENDED. (See attached staff memorandum).

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Allen Terrace Subdivision. The proposed plat is composed of 5 lots on 1.98 acres. The applicant proposes to resubdivide an existing lot into 5 lots for residential use and two of the proposed lots have a flag lot design for access to the rear of the property. There are three existing structures on the existing Lot 1. Two of these structures will be demolished and a third structure will remain. All lots have frontage and access to Allen Road. The City of Austin will provide all utilities. The developer will be responsible for all costs associated with any required improvements.

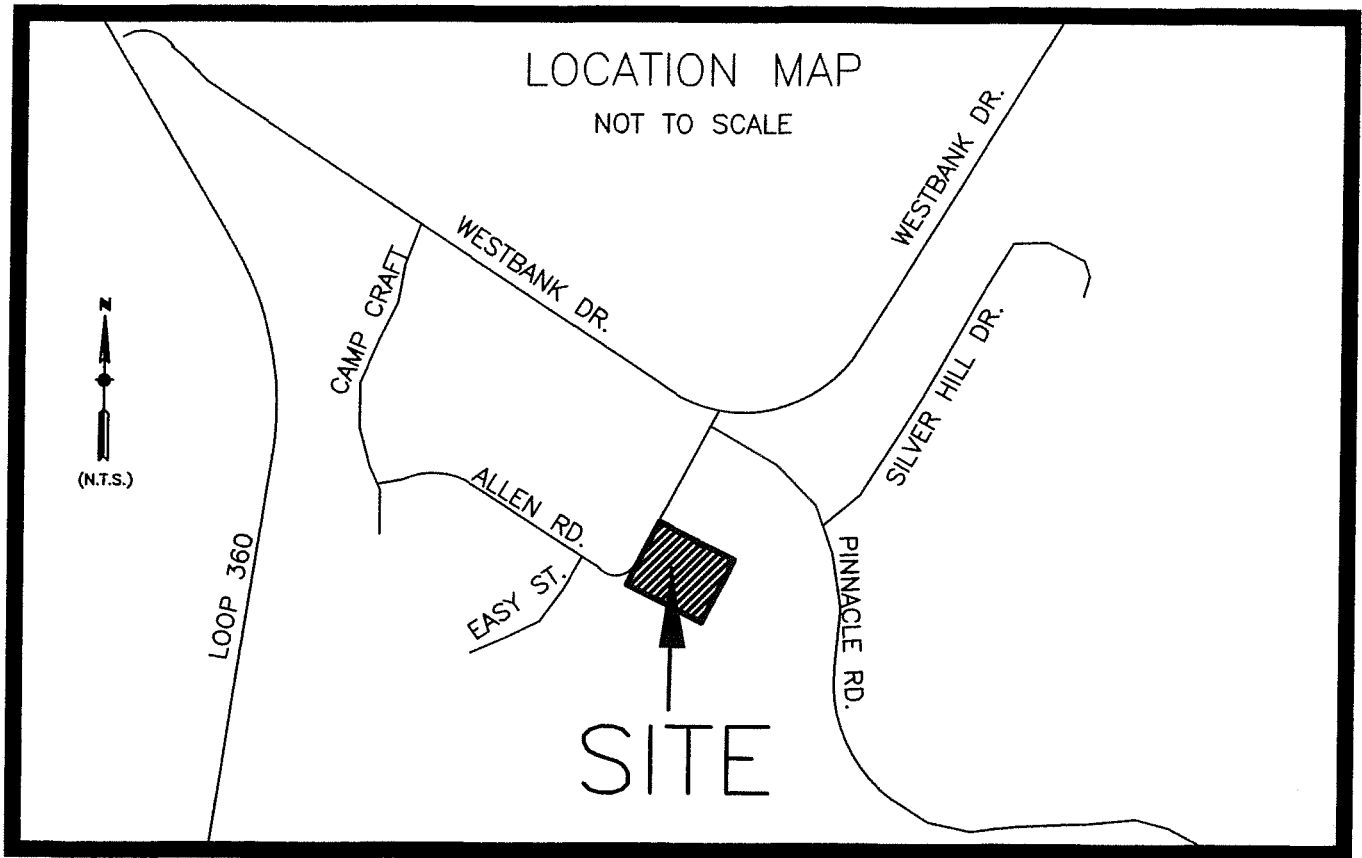
**STAFF RECOMMENDATION:** The staff recommends approval of the plat subject to the Commission's approval of the above referenced variance request. This plat otherwise meets all applicable State and City of Austin LDC requirements.

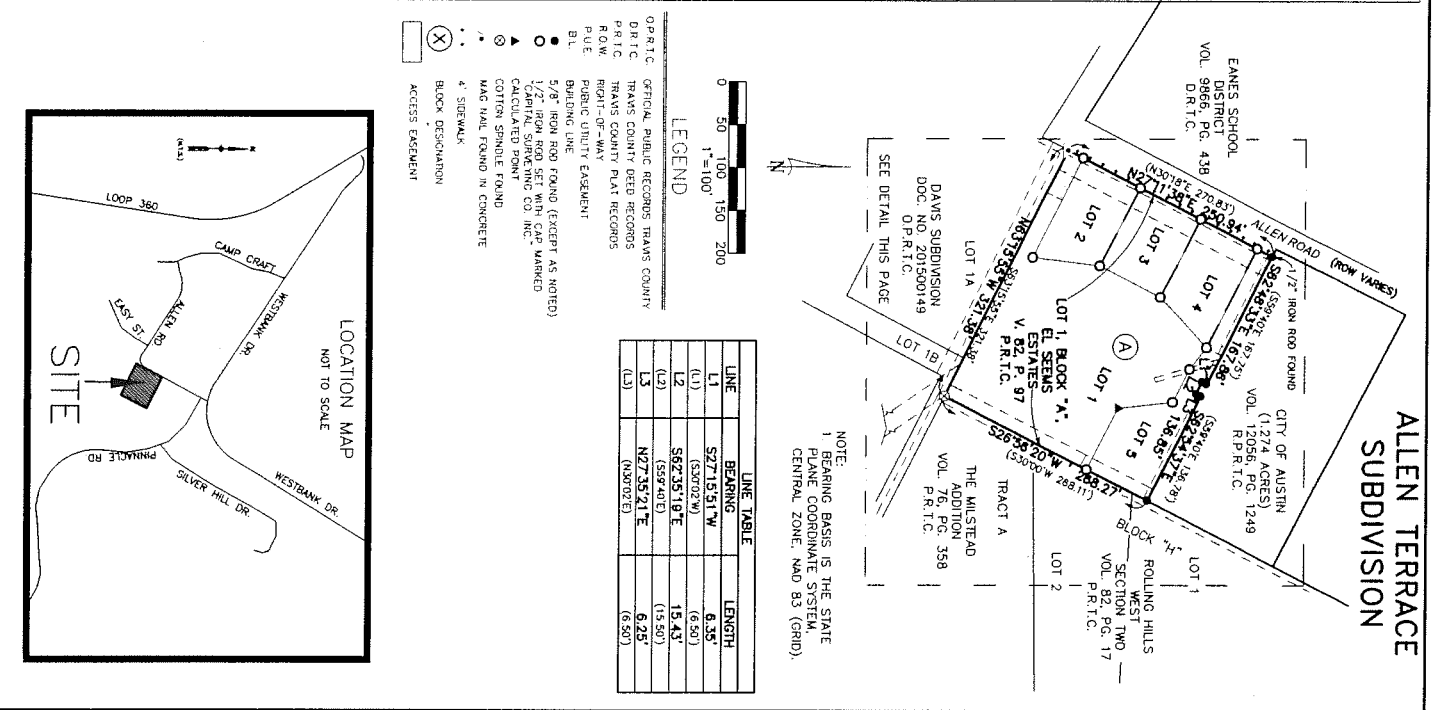
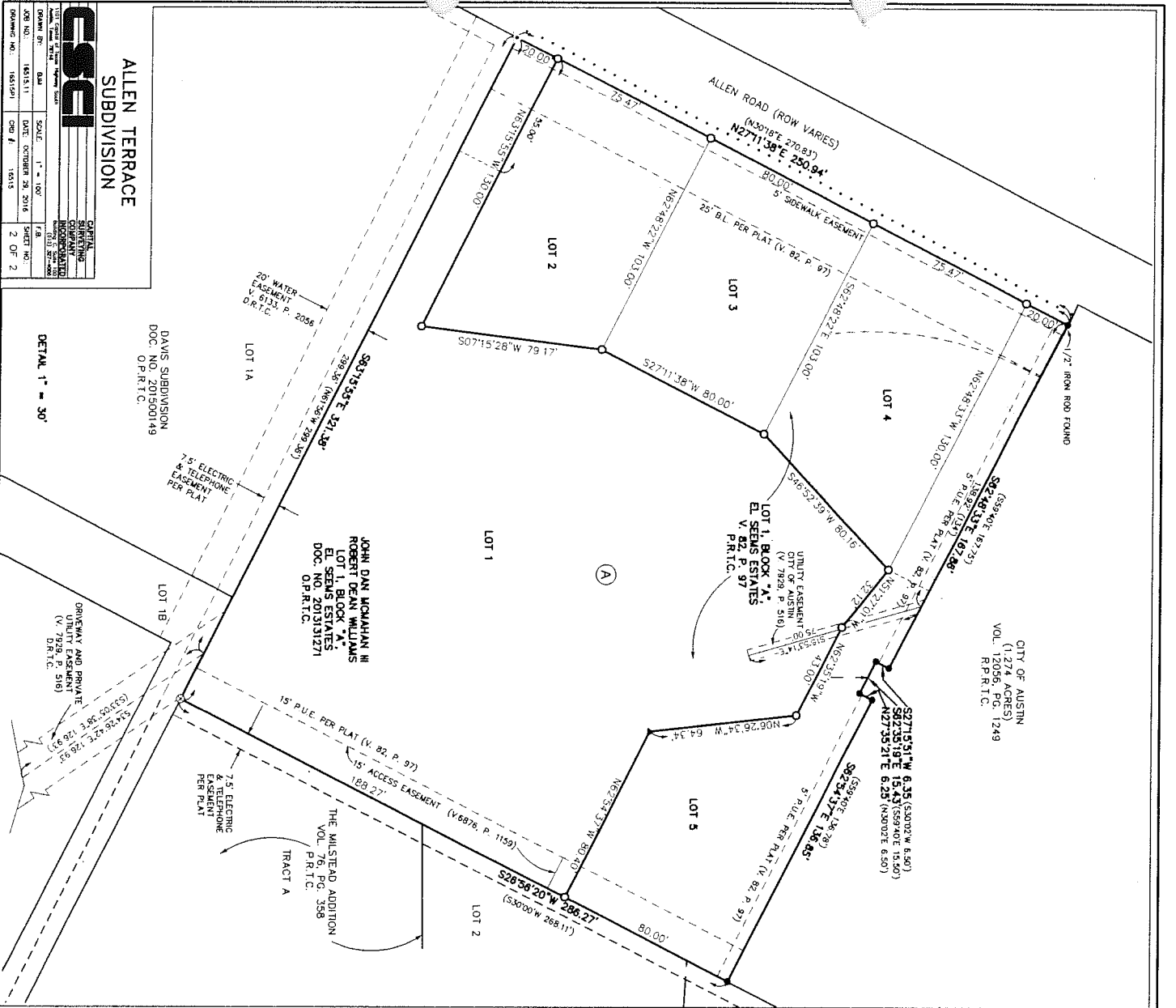
**ZONING AND PLATTING ACTION:**

**CITY STAFF:** Don Perryman

**e-mail:** [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov)

**PHONE:** 512-974-2786





**RIVERA ENGINEERING TX PE FIRM REGISTRATION NO. F-11492**

P.O. Box 90485 – Austin, Texas 78709-0485 – Telephone (512) 899-3310 – Email: michaelriveraengineering@gmail.com

February 27, 2017

Zoning and Platting Commission  
Development Services Dept.  
City of Austin  
505 Barton Springs Road  
Austin, Texas 78704

via Hand Delivery

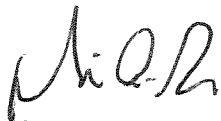
Re: **Allen Terrace Subdivision – 1401 Allen Road**  
**Final Subdivision Plat Case No. C8-2016-0216.0A**  
**Formal Request for Variance from LDC Section 25-4-175(A)(2)**

Dear Chair and Commissioners:

Please accept this letter as our formal request for a variance from Section 25-4-175(A)(2) of the city's Land Development Code for the proposed Allen Terrace Subdivision Final Plat (City of Austin case number C8-2016-0216.0A). The subdivision plat which has been submitted includes two proposed flag lots. Our variance request is to allow for the creation of the two flag lots. The shape of the subject property is generally square, which requires use of flag lots for access to the back portions of the site. This request is consistent with other properties in the area as evidenced by the Flag Lot Exhibit included in the submittal documents.

We thank you for your consideration of our request. Should you have any questions about the proposed subdivision, please feel free to contact me.

Sincerely,



Michael A. Rivera, P.E.  
President  
Rivera Engineering  
TX PE Firm Registration No. F-11492



## MEMORANDUM

**TO:** Chair and Members of the Zoning and Platting Commission

**FROM:** Don E. Perryman, Planner Senior  
Development Services Department

**DATE:** September 27, 2017

**SUBJECT:** C8-2016-0216.0A Allen Terrace Subdivision, Flag Lot variance request

The applicant for the above referenced subdivision application has requested a variance from Section 25-4-175(A)(2) of the Land Development Code to utilize a flag lot design for a resubdivision creating 5 single family residential lots, (including 2 flag lots). In reviewing the variance request, staff evaluated the request based upon the criteria below, (see criteria and staff response):

**(i) has provided accessibility for emergency responders;**

*The applicant has met with Austin Fire Department review staff and AFD staff has determined that the flag lot configuration proposed will not inhibit accessibility for emergency responders.*

**(ii) has adequate room for required utilities**

*The applicant has provided a driveway and utility plan to reviewers for the City of Austin Water and Wastewater review and Austin Energy Departments. The reviewers have determined after review of the utility/driveway plan that there is adequate room to provide utility service to both lots and utilities will not cross the proposed new lot lines.*

**(iii) enhances environmental and tree protection;**

*The applicant has provided a tree survey to arborist staff with the City of Austin and the arborist have no objections or further recommendations.*

**(iv) is otherwise compatible with the surrounding neighborhood;**

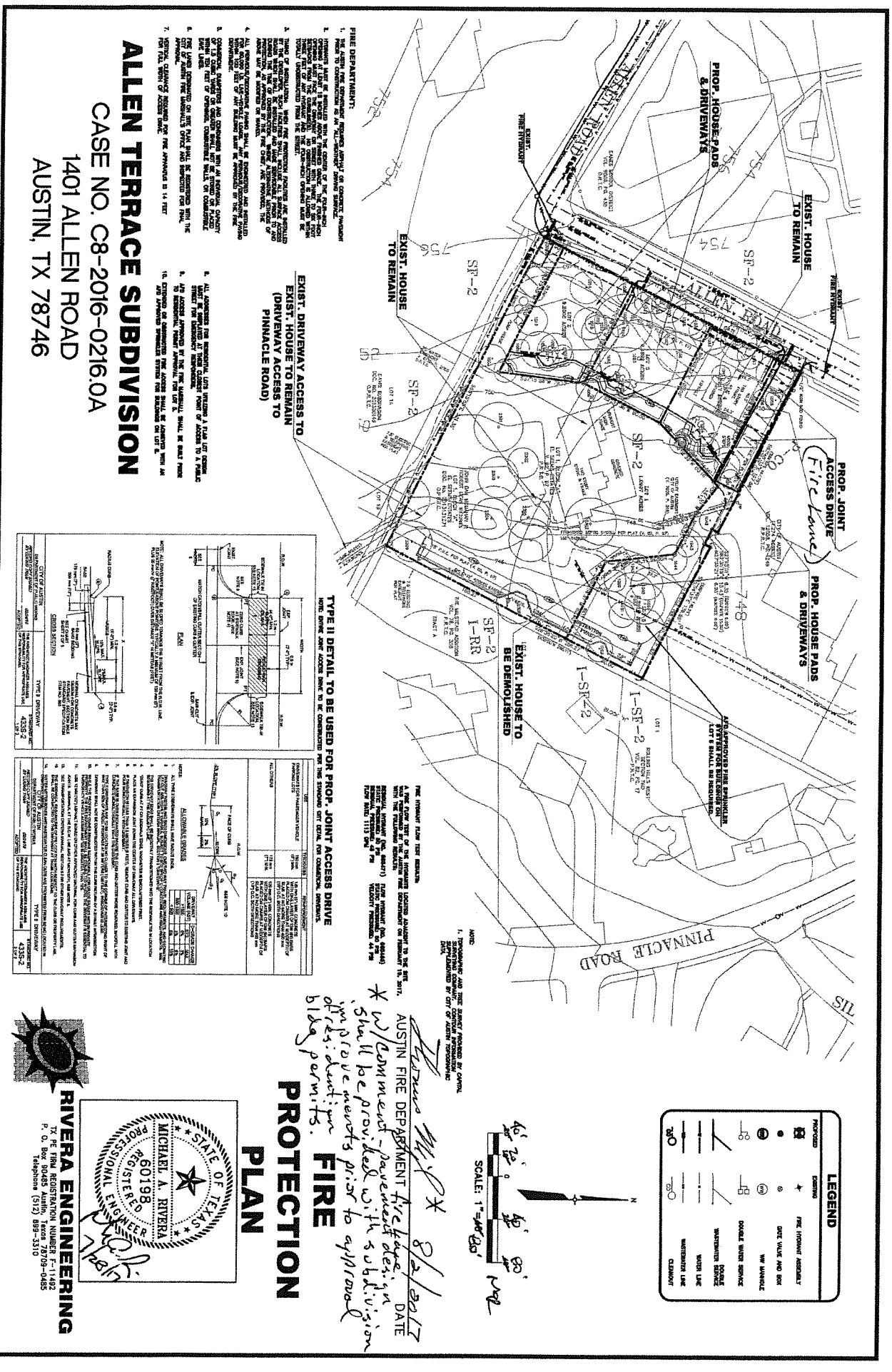
*The entire area is zoned SF-2 which is the appropriate zoning for the proposed use. The proposed use, detached single-family residential is compatible with existing neighborhood conditions. There are other examples of flag lots in the immediate vicinity.*

**(v) the applicant provides a copy of any existing private deed restrictions;**

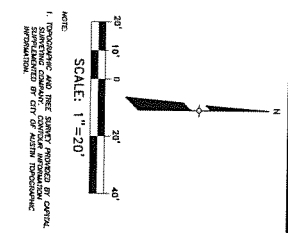
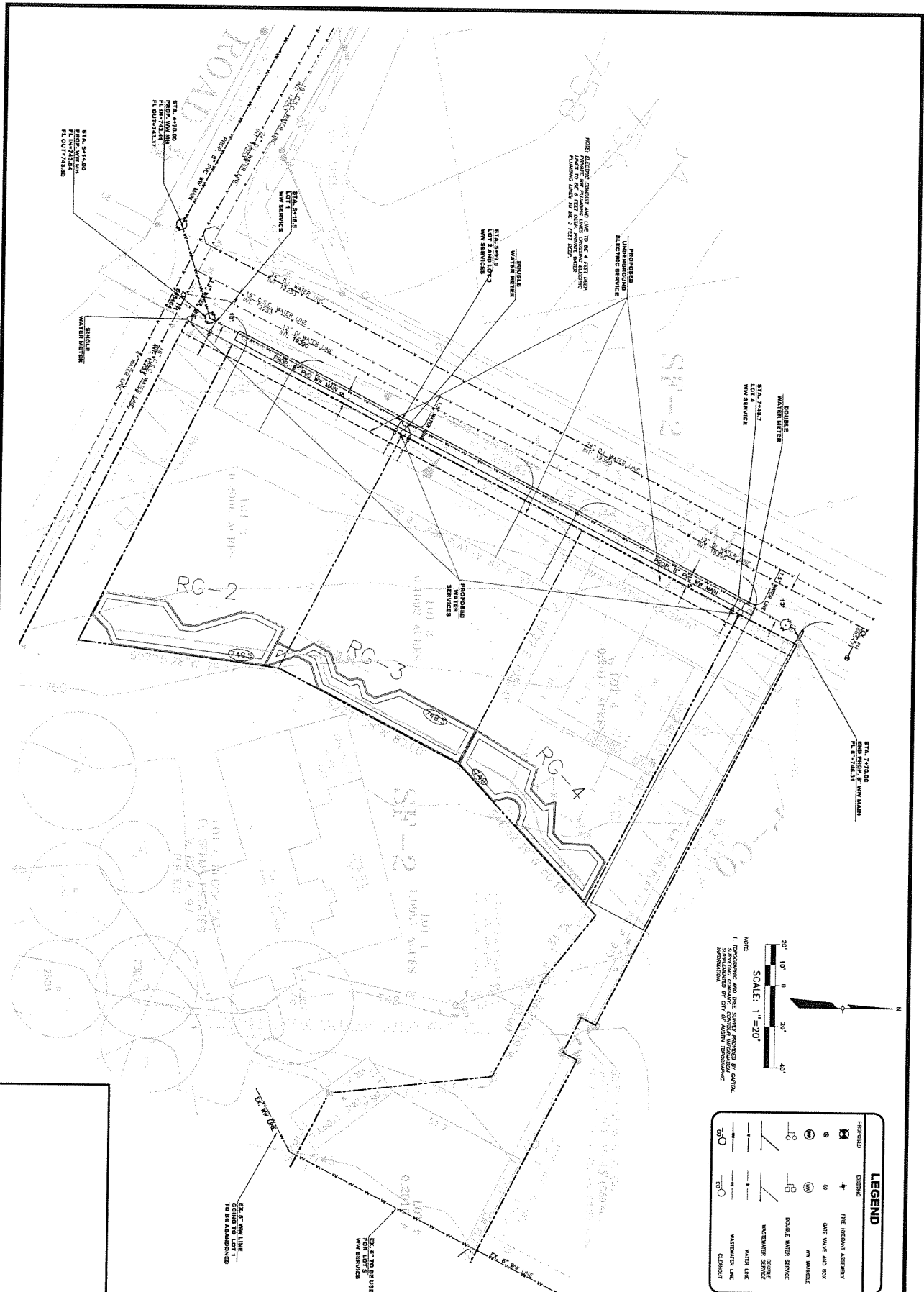
*The applicant has provided copies of the existing private deed restrictions that are applicable to this property. The restrictions do not prohibit resubdivision of land.*

Based upon review of these criteria, staff **recommends** the variance request to develop a flag lot as a part of this resubdivision request.









LEGEND	
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED WASTEWATER LINE
	EXISTING WASTEWATER LINE
	FIRE HYDRANT ASSEMBLY
	GATE VALVE AND BOX
	MANHOLE
	DOUBLE WATER SERVICE
	DOUBLE WASTEWATER SERVICE
	WATER LINE CLEANOUT

PROJECT NAME		DESIGNED BY	STAFF
FILE NAME		DRAWN BY	STAFF
DATE		CHECKED BY	STAFF
SCALE		AS NOTED	REVISOR

**ALLEN TERRACE SUBDIVISION**  
 1401 ALLEN ROAD  
 AUSTIN, TEXAS 78746

**DETAILED WATER & WASTEWATER SERVICE PLAN**

PROJECT 7A OF 13

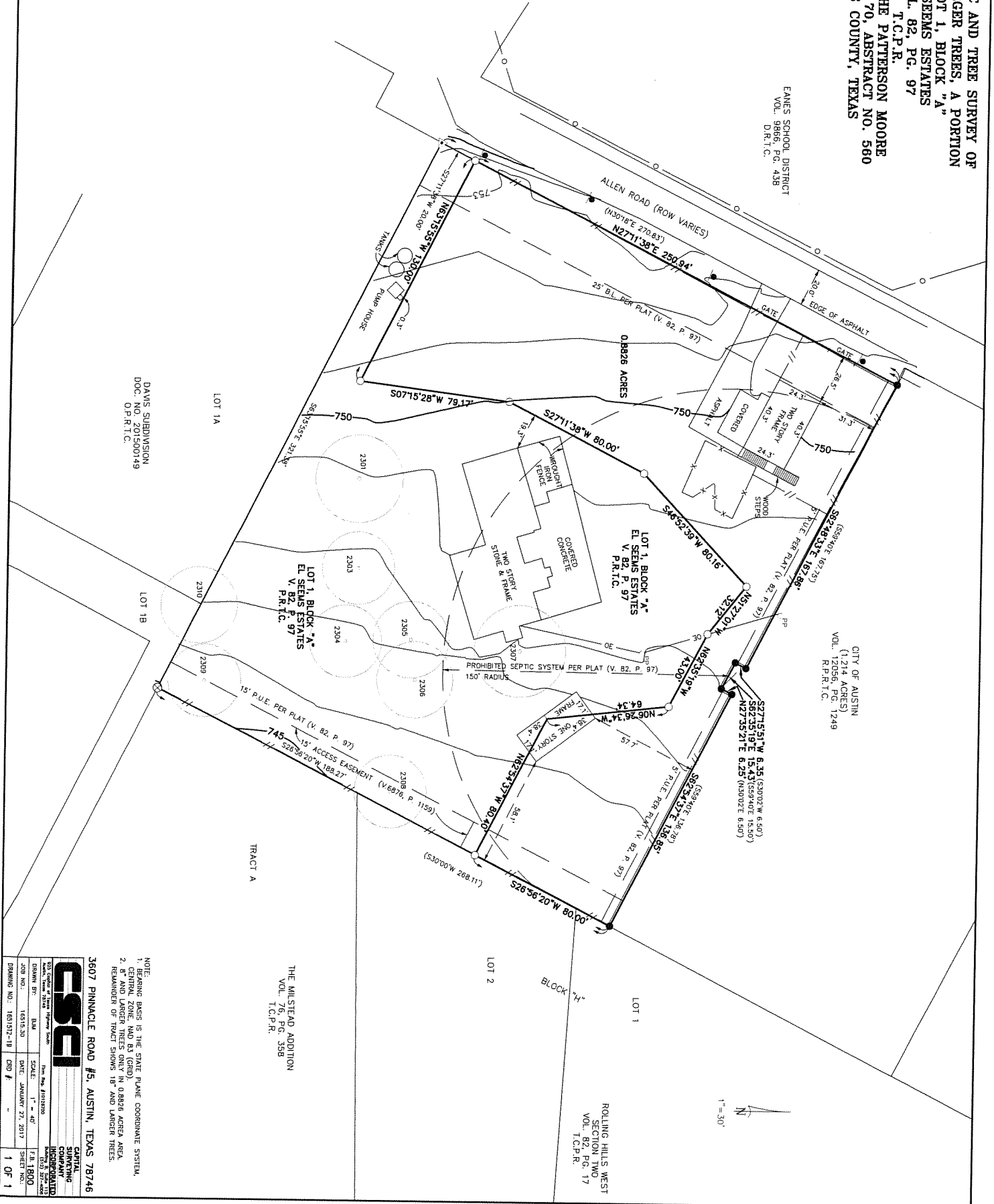
DATE 08/20/2016

TOPOGRAPHIC AND TREE SURVEY OF  
19" AND LARGER TREES, A PORTION  
OF LOT 1, BLOCK "A"  
EL SEEMS ESTATES  
VOL. 82, PG. 97  
T.C.P.R.  
OUT OF THE PATTERSON MOORE  
SURVEY NO. 70, ABSTRACT NO. 560  
TRAVIS COUNTY, TEXAS

TREE TAG	SIZE & DESCRIPTION
2301	25" LIVE OAK
2302	19" LIVE OAK
2303	19" LIVE OAK
2304	20" LIVE OAK
2305	20" LIVE OAK
2306	20" LIVE OAK
2307	24" LIVE OAK
2308	14" CEDAR
2309	19" CEDAR
2310	20" LIVE OAK

DAVIS SUBDIVISION  
DOC. NO. 201500749  
O.P.R.T.C.

CITY OF AUSTIN  
(1.214 ACRES)  
VOL. 12056, PG. 1249  
R.P.R.T.C.



NOTE:  
1. BEARING BASIS IS THE STATE PLANE COORDINATE SYSTEM,  
2. CENTRAL ZONE, NAD 83 (GSD).  
3. DIMENSIONS ONLY IN 0.8266 ACRES AREA.  
4. REMAINDER OF TRACT SHOWS 18\"/>

3607 PINNACLE ROAD #5, AUSTIN, TEXAS 78746

<b>CSI</b>		CONSULTING SURVEYING INCORPORATED	
DATE: 10/10/2017	BY: [Signature]	DATE: 10/10/2017	BY: [Signature]
JOB NO.: 16510.30	SCALE: 1" = 40'	DATE: JANUARY 27, 2017	SHEET NO.: 1 OF 1
DRAWING NO.: 16510.30	CD #		